

Daniel P. Luker  
dluker@preti.com  
603.410.1540

April 21, 2022

**VIA E-MAIL TO:**

*sdurfee@concordnh.gov*

Concord City Council  
Concord City Hall  
41 Green Street  
Concord, NH 03301

**RE: Pitco Frialator, LLC ("Pitco") -- Request for City Council Approval of  
Minor Revision to "Garvins Falls Phase 1 Mapped Line of Future Streets"**

**Members of the Council:**

To follow up on our recent meetings with City planning and engineering staff, please accept this letter as Pitco's formal request for Council approval of a minor revision of the current "Map Line of Future Streets" showing the planned extension of Integra Drive to eventually connect with the planned extension of Old Suncook Road Southerly, as depicted on the enclosed modified layout plan (the "Revised Layout") prepared by Pitco's site plan engineer, Jennifer McCourt, P. E. The current City-approved layout is depicted in **red** on the Revised Layout, with the proposed modification shown in **purple**.

The Revised Layout is necessary for the development of the proposed Pitco facility on the 54+ acre Pitco property (Lot 109-6-17), as conditionally approved by the Planning Board last July. As part of that development, Integra Drive would be extended westerly to provide access to the proposed Pitco facility and parking area; any further extension of Integra Drive to connect with any future southerly extension of Old Suncook Road would be located engineered more precisely when those areas are developed.

As also shown in **purple** on the Revised Layout, any further extension of Old Suncook Road is shifted to the southwesterly side of the proposed Pitco facility so as to rejoin the proposed (in **red**) *possible* further extension of Old Suncook Road down to Garvins Falls Road. Given the slopes and wetland areas southerly of the Pitco parcel, we question whether the conceptual extension of Old Suncook Road down to Garvins Falls Road can be feasibly engineered or will ever be done, but the Revised Layout provides for that possible connection.

We ask that the Council refer this Revised Layout for assessment by the Planning Board. We believe the Planning Board will support and recommend the Revised Layout, and ask further

PRETI FLAHERTY

Sam Durfee

April 21, 2022

Page 2

that the Council notice out this request for consideration and approval at the Council's June 13th meeting. Pitco representatives will be present at that meeting to address any questions or concerns that Councilors or others may have with respect to the Revised Layout.

Ms. McCourt will soon be submitting for Planning Board consideration a slightly modified version of Pitco's conditionally approval site plan, which is essential for required corporate approvals and financing for the construction of the proposed new Pitco facility.

Sincerely,



Daniel P. Luker

Cc (via email):

Karl Searl  
Jenn McCourt  
Brenton Cole  
Jeffrey Merritt  
Jonathan Halle

# Garvins Falls Phase 1 Mapped Line of Future Street Amendment

